

MINUTES
SPECIAL MEETING
CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Tuesday, February 28, 2012 – 1:00 p.m.

Economic Development Conference Room – Suite 504, 18501 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Michael Haymans
Charlotte Ventola

Staff Present

Debrah Forester, Redevelopment Manager
Matt Trepal, Planner III, Community Development
Kathy M. Knee, Recorder

Guests

Michael Giunta, G-Force
George Wester

Members Absent

Eddie Hale
Garland Wilson, *Vice Chair*

I. Call to Order

Chairman Herston called the February 28, 2012 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 1:03 p.m. in the Economic Development Conference Room located in Suite 504 of the SunTrust Bank Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – Debrah Forester advised that Garland Wilson asked if the Committee could hold off on the discussion of the Architectural Standards until the March 5 meeting. Mr. Wilson was unable to attend today's meeting and has comments on the standards. **A Motion was presented by Mike Haymans, seconded by Grace Amodeo and unanimously approved to table the Architectural Standards discussion until the March 5 meeting.**

V. Commissioner Comments

Commissioner Deutsch was not in attendance since the BCC meeting is still in session.

VI. Public Comments – None.

VII. Old Business

Final Review of Proposed Changes to Comp Plan Map and Zoning Map – Matt Trepal noted this item has been reviewed and approved in the past and the thought for today was to act on the package as a whole. The FLUM map was discussed. The Zoning map reflects the changes shown on the FLUM. There is an area marked in blue on the Zoning map that was questioned; Mr. Trepal will review and determine the correct zoning or the proper steps to move forward if a change is needed with regard to the blue area.

Final Review of Proposed Zoning Text Changes – Matt Trepal mentioned that the Riverwalk is now included in the Zoning text; there is also an additional heights section. The aesthetics and economics of the wedding cake approach were discussed. Set backs are needed for maintenance purposes. Charlotte Ventola suggested a 10-foot setback on the ground level but additional setbacks going up should not be required. Discussion continued. Mr. Trepal reviewed the height requirements per Ordinance 2006-008. **A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to set the side and rear setbacks in the Riverwalk District at 10 foot, except on the water which will stay at 20 foot; front set back will be 0-9 foot.**

A Motion was presented by Mike Haymans, seconded by Charlotte Ventola and unanimously approved to instruct staff to accept the FLUM and Zoning changes as presented, except for the area in blue on the Proposed Zoning Map.

The Charlotte Harbor Use Tables will be a part of the Charlotte County Use Tables. The Overlay District now includes the Charlotte Harbor Sign Ordinance. The owner of G-Force, a business located on Foster Avenue, questioned the use of banners in Charlotte Harbor being limited to three 30-day periods per year since use in other areas of Charlotte County can be continuous for 1 year. Mike Haymans asked the Committee if their preference was to relax the sign code or hold the line. Charlotte Ventola thought some modifications could be considered especially on 41. Jim Herston noted there did not seem to be very many complaints to date and he reviews each sign permit. Consensus was that this issue could be discussed but not at today's meeting. Staff will provide a copy of the county-wide sign code for discussion at the April meeting. **A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to accept the Use Tables except in that area that addresses the area in blue on the Proposed Zoning Map and Architectural Standards regarding signs, sheds and lighting.** Matt Trepal will get information on the property in blue and the sign code.

Bayshore Road Streetlights (Edgewater to US41) – Debrah Forester noted that at the last meeting she mentioned installing street lights. She has talked to the engineer, did some additional site review and provided copies of a site map to the Committee members. The sidewalk will be completed using sales tax money and is planned to be 6' to 8' based on the availability of right of way. Installation of the streetlights either now or in the future for this section of Bayshore will require a modification to the sidewalk plans reducing the width to 5' to 6' due to the limited right-of-way. If the Committee would like to recommend installation of the streetlights they should consider the location, cost and timing. Engineering of the streetlights should be completed now so that sidewalk construction documents would incorporate the streetlights. Based on a preliminary analysis by the Engineering Department 11 lights would be required; the lights would be to provide pedestrian lighting not for street safety. The estimated cost is \$105,000. The CRA would be responsible for maintenance of the streetlights and the electric cost to run the lights. Per the Engineer, all work for the sidewalks and lighting should be done at one time to maintain the integrity of sidewalk. No businesses front on this side of Bayshore, at this time, and no funding is allocated to this project. Discussion followed. It was the consensus that a sidewalk on the other side of road would make better sense since businesses are located on the other side of the street. Ms. Forester stated that the Sidewalk Committee who reviewed the project selected the east side of Bayshore for the sidewalk installation because there were no conflicts with driveway cuts. This sidewalk will provide a connection to the sidewalk on US41 and will complete the sidewalk loop between the two Bayshore and US41 intersections. The Committee noted that they would consider the installation of streetlights and sidewalks on the west side of Bayshore in the future when funding is available. **A Motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to not move forward on the streetlight project at this time.**

George Wester mentioned he is working a project and asked about the Architectural Standards.

VIII. Next Meeting Date

The next regularly scheduled meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, March 5, 2012 at 11 a.m. in Room 119 of the Charlotte County Administration Center.**

IX. Adjournment

There being no further business, the meeting **ADJOURNED** at 3:23 p.m.

Respectfully submitted,

Grace E. Amodeo, Secretary

Approved: 
4.2.12

/kmk